

**PLANNING BOARD MEETING**  
**Tuesday, February 22, 2022**  
**Online Meeting, via Zoom**

Instructions for accessing the online meeting:

Join the Zoom Meeting Online at: <https://us06web.zoom.us/j/86519501945> Meeting ID: 865 1950 1945

For Audio only: Dial 1 929 205 6099, when prompted enter Meeting 865 1950 1945#

1.	7:00 PM	Call to Order
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***Planning Board Administrative Items***

1.		Review Correspondence and Minutes
2.		Public Input
3.		Planning Board Members' Updates (News and Views, Committee Reports and Work Plan Update)
4.		Planner's Report

***Appointments/Discussion/Action Items***

		57 Barton Road Hammerhead Lot – Road Condition Performance Guarantee
		Lower Village Zoning Amendments – progress update and review of consultant report
		Draft Seasonal Farm Stand Overlay District – initial review
		Draft Amendment to Wireless Facility Rules and Regulations for Eligible Facilities Requests
		Review Draft DHCD Guidelines for New Multifamily Housing Requirements in MBTA Communities, M.G.L. Ch 40A §3A

*Posted 2.17.2022 at 3:30pm*

**CORRESPONDENCE:**

- 11.03.21 TO Chris Kluchman, Department of Housing and Community Development, re: Housing Choice Legislation
- 02.11.22 FROM Bill and Martha Chiachiaro, re: Fee in Lieu of Sidewalk for Chiachiaro Project – 79 Edgehill Rd
- 02.10.22 FROM Tim Black, Kendall Homes, re: Joanne Drive Street Trees
- 02.14.22 FROM Sarah Cleary, re: Zoning Enforcement Request - Lack of Full Cut Off Lighting at Nan's Market
- 02.14.22 TO Building Commissioner, re: 34 Joanne Drive Certificate of Occupancy Requirements

**TOWN BOARDS AND COMMITTEES:**

- 02.07.22 Zoning Board of Appeals, Notice of Mar 7 Public Hearing, Special Permit for second floor addition to a pre-existing non-conforming structure at 16 Pine Point Road
- 02.15.22 Zoning Board of Appeals, Notice of Mar 7 Public Hearing, modification to existing non-conforming single-family dwelling at 206 Barton Rd
- 02.15.22 Zoning Board of Appeals, Notice of Decision, approval of Special Permit for construction of above ground swimming pool and deck on a pre-existing non-conforming lot at 122 South Acton Rd

**NEIGHBORING TOWN CORRESPONDENCE:**

- 02.07.22 Bolton Planning Board, Notice of Feb 17 Public Hearing, proposed amendment to Zoning Bylaw to allow portable storage units on a temporary basis in the Residential District
- 02.07.22 Bolton Planning Board, Notice of Feb 17 Public Hearing, modification to fee-in-lieu of construction of affordable units for Definitive Subdivision, off Mill Pond Road
- 02.09.22 Bolton Zoning Board of Appeals, Notice of Decision, granting of side yard variance for pole barn at 50 Golden Run Road
- 02.10.22 Boxborough Planning Board, denial of public shade tree removal, 329 Stow Road
- 02.15.22 Maynard Zoning Board of Appeals, Notice of Feb 28 Public Hearing, Variance and Special Permit request for expansion of non-conforming single-family dwelling at 128 Parker St
- 02.16.22 Sudbury Historic Districts Commission, notice of multiple March 3rd Public Hearings, Certificates of Appropriateness for 15 Curtiss Circle, 353 Boston Post Road, 361 Boston Post Road
- 02.16.22 Sudbury Zoning Board of Appeals, notice of multiple March 7 Public Hearings, Special Permits for 83 Silver Hill Rd, 4 Confidence Wy, 51 Powder Mill Road; side yard setback variance for at 5 Candlewood Cr

**LOOKING AHEAD:**

- 03.08.22 Public Hearing, Nan's Market – 271 Great Road, Special Permit Modification
- 03.31.22 Deadline for comment on DHCD Guidelines for MBTA Communities
- 04.01.22 Close of Warrant for May 14 Annual Town Meeting